



# city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141  
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966  
[www.creve-coeur.org](http://www.creve-coeur.org)

## NOTICE OF PUBLIC HEARING

**APPLICATION TO PLANNING AND ZONING COMMISSION  
#20-018: CONDITIONAL USE PERMIT FOR AN IN-PATIENT, MEDICAL  
DRUG TESTING AND RESEARCH FACILITY, BIOPHARMA,  
AT 10330 OLD OLIVE STREET ROAD**

**FOR THE MEETING OF: Monday, July 20, 2020, 6:30 PM**

**LOCATION:** 10330 Old Olive Street Road, GC-General Commercial District.

**REQUEST:** Andrew Janis, of BioPharma Services USA, Inc., has submitted a conditional use permit application for a 88-bed, 25,017 square foot Medical Drug Testing and Research Facility at 10330 Old Olive Street Road, Creve Coeur, MO 63141, and where patients/subjects usually stay a day or two, but sometimes can be longer. All Other Miscellaneous Ambulatory Health Care Services, NAICS 621999 are conditional uses in the GC-General Commercial District with review at the Planning and Zoning Commission and approval by the City Council.

**ADDITIONAL INFORMATION:** Review of the proposal is scheduled for the meeting on Monday, July 20, 2020. All meetings are held at 6:30 p.m., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Due to the pandemic emergency, the Planning and Zoning Commission and City Council meetings will be held via teleconference until further notice. Online meetings are hosted through a remote conferencing service called Zoom, which offers audio and/or video conferencing. We encourage you to attend remotely if you have any questions or wish to make a statement. For more information on the meeting and to register please go to: <http://www.crevecoeurmo.gov/1125/Public-Hearing-Registration>.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at [www.crevecoeurmo.gov/447/Current-Planning-Projects](http://www.crevecoeurmo.gov/447/Current-Planning-Projects). You may also call (314) 872-2501 or e-mail [wkelly@crevecoeurmo.gov](mailto:wkelly@crevecoeurmo.gov).

### Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

### Comprehensive Plan References

- Mixed-Use Innovation Campus District (MUIC)
- 39N Master Plan

### Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: GC-General Commercial
- Section 405.470: Conditional Uses
- Article VII: Off-Street Parking and Loading Regulations.
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

**APPLICANT:** Andrew Janis  
Biopharma Services USA Inc.  
300 Portland Street, Suite 100  
Columbia, MO 65201

**APPLICANT'S** James A. Fredericks  
**REPRESENTATIVE:** Armstrong Teasdale LLP, Suite 1800  
St. Louis, MO 63105



Google image

**STAFF CONTACT: Whitney Kelly, AICP, City Planner**

CC: Alexis Travers and Heather Silverman – Ward I

# Aerial Photo

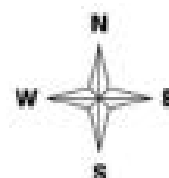
10330 Old Olive Street Road



City Limits

Parcels

June 22, 2020



Prepared By

HOPNER & SHREIN



city  
of

# CREVE COEUR

## PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141  
Tel. (314) 872-2501 • Fax (314) 872-2505

### PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

<b>Applicant:</b>	<b>Applicant's Representative (if applicable):</b>
<b>Andrew Janis</b>	<b>James A. Fredericks</b>
<i>Name</i>	<i>Name</i>
<b>BIOPHARMA SERVICES USA INC.</b>	<b>Armstrong Teasdale LLP</b>
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
<b>300 Portland Street Suite 100</b>	<b>7700 Forsyth Blvd</b>
<i>Address</i>	<i>Address</i>
<b>Columbia, MO 65201</b>	<b>Suite 1800</b>
<i>Address</i>	<i>Address</i>
<b>Telephone # 314-807-2639</b>	<b>Telephone # 314-342-8066</b>
<i>Telephone #</i>	<i>Telephone #</i>
<b>Fax #</b>	<b>Fax # 314-621-5065</b>
<i>Fax #</i>	<i>Fax #</i>
<b>Email: ajanis@biopharmaservices.com</b>	<b>Email: jfredericks@atltp.com</b>
<i>Email:</i>	<i>Email:</i>
	
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

<b>Property Information:</b>	<b>Owner's Acknowledgement (if different from applicant):</b>
<b>10330 Old Olive Street Road</b>	<b>Old Olive Investments, LLC</b>
<i>Address</i>	<i>Name</i>
<b>The Summit at Creve Coeur</b>	<b>TPS Holding LLC</b>
<i>Address</i>	<i>Company (If Applicable)</i>
<b>General Commercial</b>	<i>Address</i>
<i>Development Name (if any)</i>	<i>Address</i>
<b>N/A</b>	<b>Telephone #</b>
<i>Current Zoning</i>	<i>Telephone #</i>
<b>Prior CUP Approvals (if known)</b>	<b>Fax #</b>
	<i>Fax #</i>
	<b>Email:</b>
	<i>Email:</i>
	<i>Owner's Signature</i>

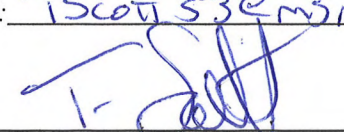


## PLANNING DIVISION

**Tel. (314) 872-2501 • Fax (314) 872-2505**

## CONDITIONAL USE PERMIT

<i><b>Applicant:</b></i>	<i><b>Applicant's Representative (if applicable):</b></i>
<b>Andrew Janis</b>	<b>James A. Fredericks</b>
<i>Name</i> <b>BIOPHARMA SERVICES USA INC.</b>	<i>Name</i> <b>Armstrong Teasdale LLP</b>
<i>Company (If Applicable)</i> <b>300 Portland Street Suite 100</b>	<i>Company (If Applicable)</i> <b>7700 Forsyth Blvd</b>
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<i>Address</i> <b>314-807-2639</b>	<i>Address</i> <b>314-342-8066</b>
<i>Telephone #</i> <b>314-807-2639</b>	<i>Telephone #</i> <b>314-342-8066</b>
<i>Fax #</i> <b>ajanis@biopharmaservices.com</b>	<i>Fax #</i> <b>314-621-5065</b>
<i>Email:</i> <b>ajanis@biopharmaservices.com</b>	<i>Email:</i> <b>jfredericks@atlpl.com</b>
<i><b>Applicant's Signature</b></i>	<i><b>Applicant's Representative's Signature</b></i>

Property Information:	Owner's Acknowledgement (if different from applicant):
10330 Old Olive Street Road <i>Address</i>	Old Olive Investments, LLC <i>Name</i>
The Summit at Creve Coeur <i>Development Name (if any)</i>	TPS Holding LLC <i>Company (If Applicable)</i>
General Commercial <i>Current Zoning</i>	P.O. Box 4676 <i>Address</i>
N/A <i>Prior CUP Approvals (if known)</i>	St Louis 63105 <i>Address</i>
	314-574-0902 <i>Telephone #</i>
	Fax # _____ <i>Fax #</i>
	TSCOTT.S3@MOA.COM <i>Email</i>
	 <i>Owner's Signature</i>

**Description of Requested Use (attach additional sheets as needed)**

General Description of Business: See Attached Cover Letter

Gross Floor Area – Existing and Proposed: 25,017 sf

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: \_\_\_\_\_

Hours of Operation: \_\_\_\_\_

Current or Most Recent Use of the Property: Medical testing and research facility

Will the applicant apply for a liquor license: Yes ☐ No ☒

**Rationale**

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

**Submittal Checklist**

<input checked="" type="checkbox"/> Rationale	<input type="checkbox"/> Building elevations for new construction
<input checked="" type="checkbox"/> Site plan	<input checked="" type="checkbox"/> Photographs of existing structures
<input checked="" type="checkbox"/> Access and parking plan; (may be shown on site plan)	<input type="checkbox"/> Materials samples
<input type="checkbox"/> Landscape plan	<input checked="" type="checkbox"/> Legal Description in Word format
<input checked="" type="checkbox"/> Floor plan	<input checked="" type="checkbox"/> Fees: \$250 (non-refundable)
<input checked="" type="checkbox"/> Electronic copies of all materials	\$2000 (refundable deposit)
	<input type="checkbox"/> Other items as requested by staff

**Preferred Public Hearing Date:** Monday, July 20, 2020.

**\*\*See attached schedule and confirm available meeting dates with Planning Division staff\*\***

**Office Use Only**

\_\_\_\_ All Sections Complete

Received By: \_\_\_\_\_

\_\_\_\_ All Documents, incl. e-Copies

\_\_\_\_ Fees Paid

Date: \_\_\_\_\_

**Jason Jaggi, AICP, Director of Community Development**

**Whitney Kelly, AICP, City Planner**

**Jessica Stutte, Administrative Assistant (314-872-2501)**

**Revised: 5/19**



city  
of

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PLEASE COMPLETE FRONT AND BACK PAGES

<b><i>Applicant:</i></b>	<b><i>Applicant's Representative (if applicable):</i></b>
<b>Jesse Deutsch</b>	<b>James A. Fredericks</b>
<small>Name</small>	<small>Name</small>
<b>Evolution Research Group, LLC</b>	<b>Armstrong Teasdale LLP</b>
<small>Company (If Applicable)</small>	<small>Company (If Applicable)</small>
<b>430 Mountain Avenue Suite</b>	<b>7700 Forsyth Blvd, Suite 1800</b>
<small>Address</small>	<small>Address</small>
<b>New Providence, NJ 07974</b>	<b>St. Louis, MO 63105</b>
<small>Address</small>	<small>Address</small>
<b>Telephone # 305-987-9549</b>	<b>Telephone # 314-342-8066</b>
<small>Telephone #</small>	<small>Telephone #</small>
<b>Fax #</b>	<b>Fax # 314-621-5065</b>
<small>Fax #</small>	<small>Fax #</small>
<b>Email: jdeutsch@ergclinical.com</b>	<b>Email: jfredericks@atllp.com</b>
<small>Email:</small>	<small>Email:</small>
	
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<small>Current Zoning</small>	<small>Telephone #</small>
<b>N/A</b>	<small>Fax #</small>
<small>Prior CUP Approvals (if known)</small>	<small>Email:</small>
	<small>Owner's Signature</small>




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**\*\*See attached schedule and confirm available meeting dates with Planning Division staff\*\***

Office Use Only	
_____ All Sections Complete	Received By: _____
_____ All Documents, incl. e-Copies	_____
_____ Fees Paid	Date: _____

**Jason Jaggi, AICP, Director of Community Development**

**Whitney Kelly, AICP, City Planner**

**Jessica Stutte, Administrative Assistant (314-872-2501)**

**Revised: 5/19**

F O R S U B L E A S E

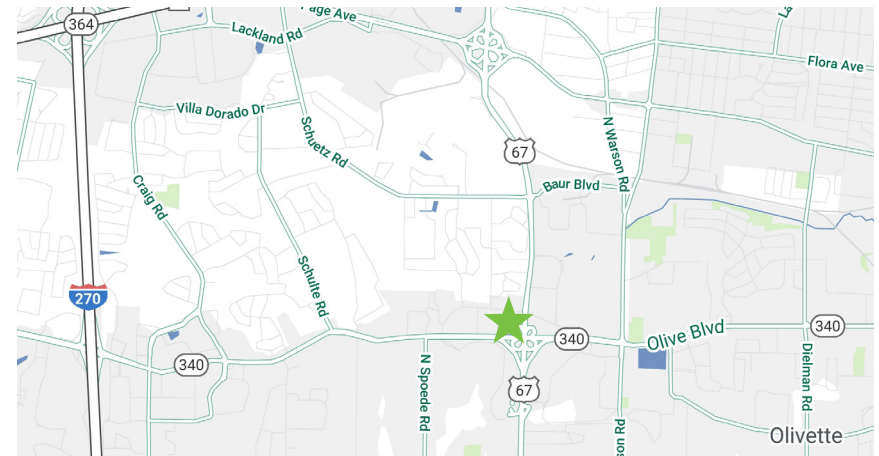
# FULL BUILDING AVAILABLE 25,017 SF

10330 OLD OLIVE STREET ROAD / CREVE COEUR, MO 63141

YOUR NAME HERE

## PROPERTY INFO

- Full building available (25,017 SF)
- Excellent visibility to Olive Boulevard and Lindbergh Boulevard
- Covered parking
- Backup generator
- Close proximity to 12+ restaurants, Bayer Crop Science Headquarters, Danforth Plant Science Center and 39° North
- Space will be available 4/1/2020
- Sublease Rate: \$19.50/SF, Full Service
- Sublease runs through 6/30/2028



## PLEASE CONTACT:

**TOM RAY**

First Vice President  
+1 314 655 6012  
tom.ray@cbre.com


























**CBRE, INC.**

190 Carondelet Plaza  
Suite 1400  
St. Louis, MO 63105

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**A TRACT OF LAND IN THE NORTHERN HALF OF THE  
NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45  
NORTH, RANGE 5 EAST, CITY OF CREVE COEUR  
ST. LOUIS COUNTY, MISSOURI**



	FOUND OLD STONE/ CONC. MONUMENT
	FOUND OR SET CROSS/ANCHOR
	FOUND IRON PIPE/ROD
	SET IRON ROD W/ CAP
	GUY WIRE
	PP POWER POLE
	YARD LIGHT
	LIGHT STANDARD
	FIRE HYDRANT
	WM WATER METER
	WV WATER VALVE
	SC SANITARY CLEANOUT
	GV GAS VALVE
	DR DRAIN
	-O- SIGN
	-x- FENCE
	MB MAIL BOX
	-OE- OVERHEAD ELECTRIC
	-6"W- WATER LINE
	-G- GAS LINE
	= STORM SEWER
	= SANITARY SEWER
	FL FLOWLINE
	CONC. (CONCRETE)
	ASPH. (ASPHALT)

1.) The basis of the bearing system is the southeast line of property described in deed Book 12750, page 1894 of the St. Louis County Records. Said bearing is south 84 degrees, 43 minutes, 20 seconds east. Said line is labeled "A" – "B".

2.) ( ) denotes record information.

3.) Topographic elevations have not been provided or requested for this drawing.

4.) This is an urban survey.

5.) Underground utilities have been plotted from available maps & at-grade markings by Missouri One Call, and should be considered approximate only. The contractor must verify all locations of all underground utilities prior to any excavation. The surveyor has not physically located the underground utilities.

6.) The title commitment referenced is per True Title Insurance Company. The commitment number is CL160285. The effective date is January 12, 2016. See Schedule "B" Section 2 for the following survey related items:

Item 7) Limitation of rights of direct access by the instrument recorded in Book 3955, page 431 (Parcel 1) – prohibits access to Olive Street Road.

Item 8) Easement granted to Union Electric Company by the instrument recorded in Book 4405, page 563 (Parcel 1) – is shown hereon.

Item 9) Easements by instruments recorded in Book 5704, page 491 and Book 6785, page 31 (Parcel 5) – are shown hereon.

Item 10) Covenants and restrictions contained in the Declaration of Condominium and By Laws recorded in Book 6863 page (Parcels 4 and 5), – these are covenants and restrictions for condominiums (Court at 5 Gardens).

Item 11) The easement granted to The Metropolitan St. Louis Sewer District by instrument recorded in deed book 6910, page 2249 (Parcel 4) – is shown hereon.

Item 12) Terms and provisions of the Declaration of easement executed by and between Court at 5 Gardens and Bluegrass Investments, LLC, dated as September 18, 2000 and recorded November 6, 2000 in Book 12750 page 1843 – is shown hereon. Page 1844 references Exhibit 5 in Article 1, this may be a blunder. The surveyor believes it should reference Exhibit 4.

Item 13) Terms and provisions of the Sign Easement Agreement executed by and between Educational Employees Credit Union and 10330 Old Olive L.L.C., dated June 8, 2001 and recorded July 5, 2001 in Book 13141 page 1918 – is shown hereon.

Item 14) Terms and provisions of the Easement Agreement executed by and between Educational Employees Credit Union and 10330 Old Olive L.L.C., dated June 8, 2001 and recorded July 5, 2001 in Book 13141 page 1918 – is shown hereon.

Item 15) Terms and provisions of the Easement Agreement executed by and between Educational Employees Credit Union and 10330 Old Olive L.L.C., dated June 8, 2001 and recorded July 5, 2001 in Book 13141 page 1918 – is shown hereon.

Item 16) Terms and provisions of the maintenance agreement with the Metropolitan St. Louis Sewer District by the instrument recorded in Book 13294, page 312 (Parcels 1 & 2), – This is a maintenance agreement with the Metropolitan St. Louis Sewer District.

Item 17) Terms and provisions of the Maintenance Agreement with the Metropolitan St. Louis Sewer District by the instrument recorded in Book 13294, page 312 (Parcels 1 & 2), – This is a maintenance agreement with the Metropolitan St. Louis Sewer District.

Item 18) Terms and provisions of the Maintenance Agreement with the Metropolitan St. Louis Sewer District by the instrument recorded in Book 13294, page 312 (Parcels 1 & 2), – This is a maintenance agreement with the Metropolitan St. Louis Sewer District.

Item 19) Terms and provisions of Parking Agreement by the instrument recorded in Book 17044, page 724. – This is a parking agreement for assigning parking spaces.

Item 20.) Terms and provisions of the unrecorded lease by and between 10330 Old Olive, L.L.C. (landlord) and CyberTel Cellular Telephone Company

Item 21a) d/b/a Verizon Wireless, for an initial term of five (5) years, with the rights to extend the term of the lease for at least four (4) terms of five (5) years each, dated as of November 23, 2009, notice of which is given by the Memorandum of Building and Rooftop Lease Agreement recorded December 16, 2009 in Book 18708, page 163.

Item 21b) d/b/a Verizon Wireless, for an initial term of five (5) years, with the rights to extend the term of the lease for at least four (4) terms of five (5) years each, dated as of November 23, 2009, notice of which is given by the Memorandum of Building and Rooftop Lease Agreement recorded December 16, 2009 in Book 18708, page 163.

Subordination, Consent, Non-Disturbance and Attornment Agreement by and among The Business Bank of St. Louis, 10330 Old Olive, L.L.C. and CyberTel Cellular Telephone Company d/b/a Verizon Wireless recorded in Book 18708 Page 169 of the St. Louis County Records. (Leasehold not examined)

Wireless Communication Lease Assignment Agreement by and between 10330 Old Olive, L.L.C., a Missouri limited liability company, who acquired title to 10330 Old Olive, L.L.C. a Missouri corporation and T10 Union Site Management LLC, a Delaware limited liability company, dated as of April 4, 2014 and recorded April 8, 2014 in Book 20954, page 672. – These agreements provide for access to the site via existing ingress & egress route to Old Olive Street Road and use of the building and easement areas for utility installation, maintenance and repair of communication facilities.

Item 22) Terms and provisions of License Agreement by and between 10326 Old Olive Street Road LC, a Missouri limited liability company and 10330 Old Olive, L.L.C., a Missouri limited liability company, dated as of April 12, 2013 and recorded April 22, 2013 in Book 20470, page 519 – is shown hereon.

AMEREN U.E.  
1901 CHOUTEAU  
P.O. BOX 149  
ST. LOUIS, MO 63103  
(314) 342-1111

SOUTHWESTERN BELL TELEPHONE  
4321 LEMAY FERRY ROAD  
ST. LOUIS, MO 63129  
(314) 894-4026

MISSOURI—AMERICAN WATER COMPANY  
535 N. NEW BALLAS RD.  
ST. LOUIS, MO 63141  
(314) 991-3404

METROPOLITAN ST. LOUIS SEWER DISTRICT  
2000 HAMPTON AVE.  
ST. LOUIS, MO 63139  
(314) 768-6200

LACLEDE GAS COMPANY  
3950 FOREST PARK AVE.  
ST. LOUIS, MO 63108  
(314) 658-5421

A tract of land being in the northern half of the northwest quarter of section 1, township 45 north, range 5 east, St. Louis County Missouri as described in deed bk. 12750, pg. 1894 of the St. Louis County records in St. Louis County, Missouri and being more particularly described as follows:

Beginning at a found brood spike in the northwest corner of the herein described tract of land, thence south 84 degrees, 29 minutes, 47 seconds east a distance of 293.52 feet to a point; thence south 46 degrees, 04 minutes, 00 seconds west a distance of 333.77 feet to a point; thence south 02 degrees, 03 minutes, 33 seconds west a distance of 59.09 feet to a point; thence north 87 degrees, 46 minutes, 18 seconds west a distance of 61.74 feet to a point; thence north 02 degrees, 10 minutes, 31 seconds east a distance of 316.60 feet to the point of beginning and containing 48,792 square feet or 1.120 acres and being subject to deeds, easements and restrictions of record.

To: Rob Heyder, True Title Company, LLC, and their successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7(a),7(b)(1),7(c),8,9, 10,11(a) & 13 of Table A thereof. The field work was completed on February 10 2016.

Date: February 10, 2016



2/10/16  
Michael A. Sater  
Missouri P.L.S. #2001001915

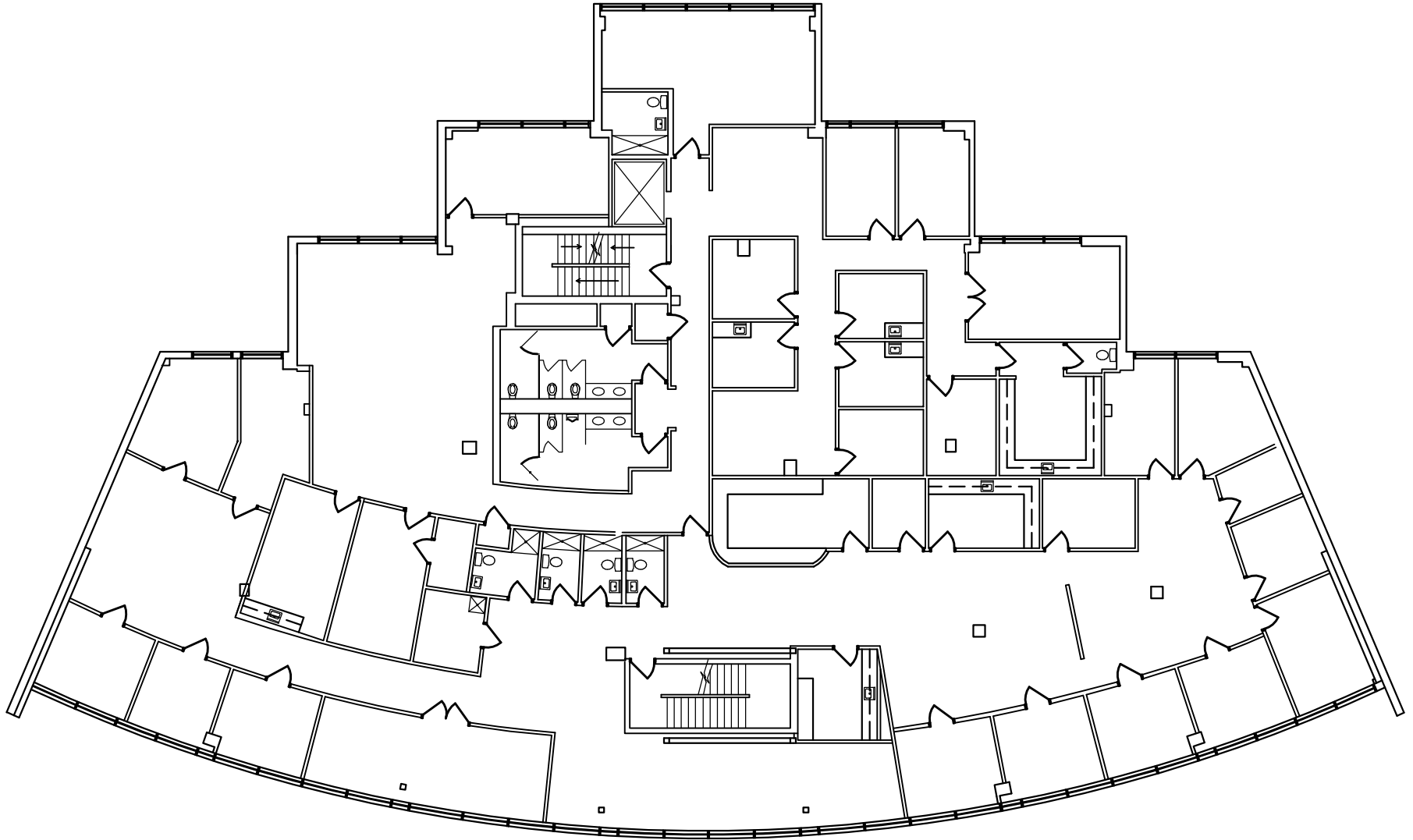
SABUR, INC.  
1751 ASHBY RD. ST. LOUIS, MO 63114  
PHONE: (314) 428-1414 FAX: (314) 428-6082  
[www.sabur-inc.com](http://www.sabur-inc.com)  
Authority No. LS - 293 - D

DRAWN BY: J.F.B.	ORDER NO. 16-008	SHEET
CHECKED BY: M.A.S.	DATE: 2/10/2016	1 / 1

Professional Surveyors Development Consultants

Summary of Improvement Characteristics (Cont)

Site Improvements (Cont)	The property has good landscaping around the building and along the perimeter of the site, consisting of small bushes, ornamental trees around the building and larger trees along the perimeter, which are considered typical for this market area.
Land-to-Building Ratio	2.12:1
Parking Spaces	There are a total of 21 parking spaces in the parking garage, including 3 handicap spaces, and another 49 parking spaces on the asphalt paved lot for a total of 70 parking spaces, assumed adequate with 2.76 spaces per 1,000 SF of building area.
Personal Property	None included in the valuation
Marketability and Appeal	The Subject property is an average quality, Class B, two story, single or two tenant medical and professional office building as currently designed in a high profile commercial district with good overall access and exposure.



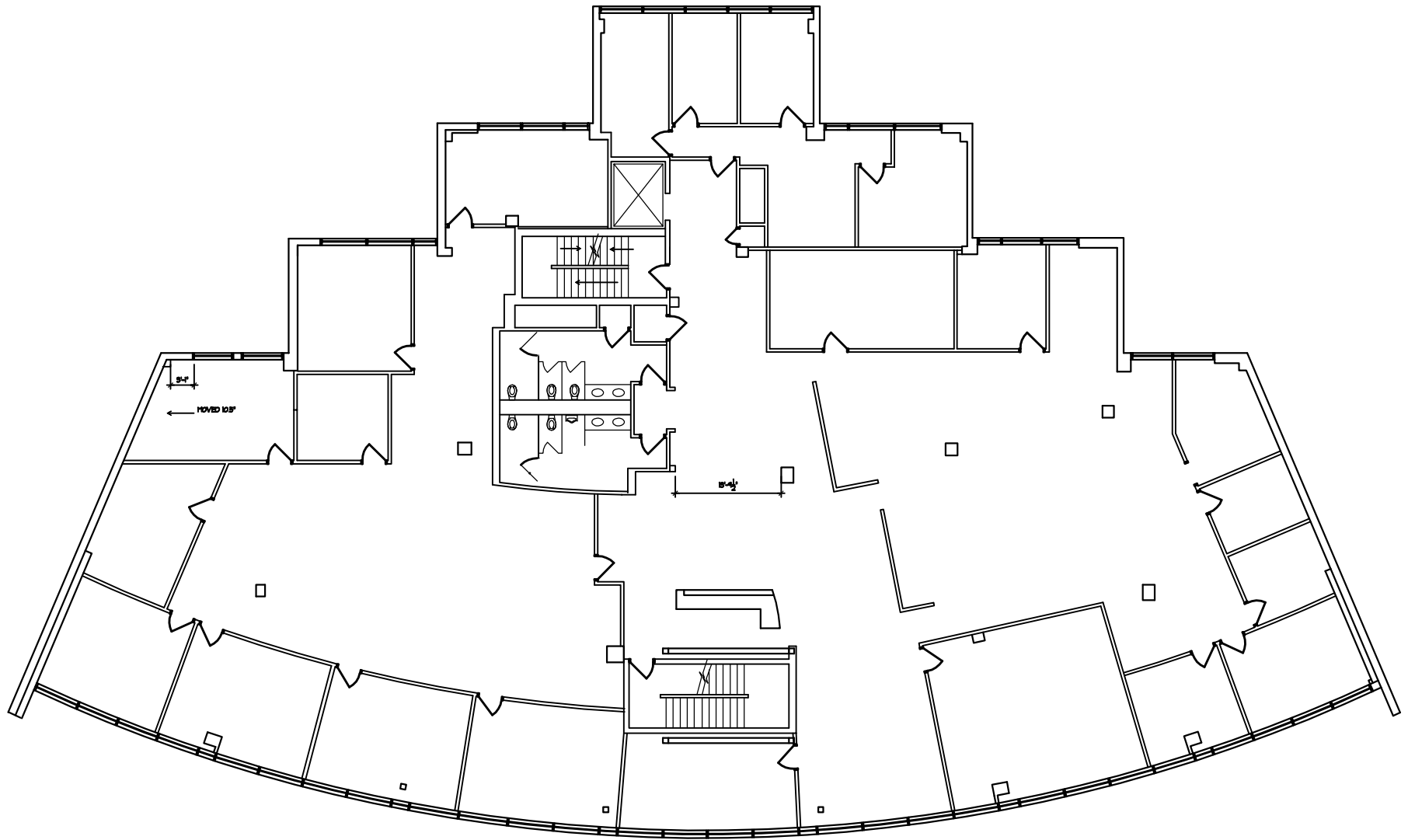
**1ST FLOOR** 12,508 RSF  
**10330 OLD OLIVE STREET**  
**CREVE COEUR, MISSOURI** NOT TO SCALE



**LINEA**  
**DESIGN, INC**



144 W LOCKWOOD AVE SUITE NUMBER 150  
WEBSTER GROVES, MISSOURI 63119 314-721-0044



**2ND FLOOR**  
12,509 RSF  
**10330 OLD OLIVE STREET**  
CREVE COEUR, MISSOURI  
NOT TO SCALE



**LINEA**  
DESIGN, INC

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